

# Brief Design Build Agreement

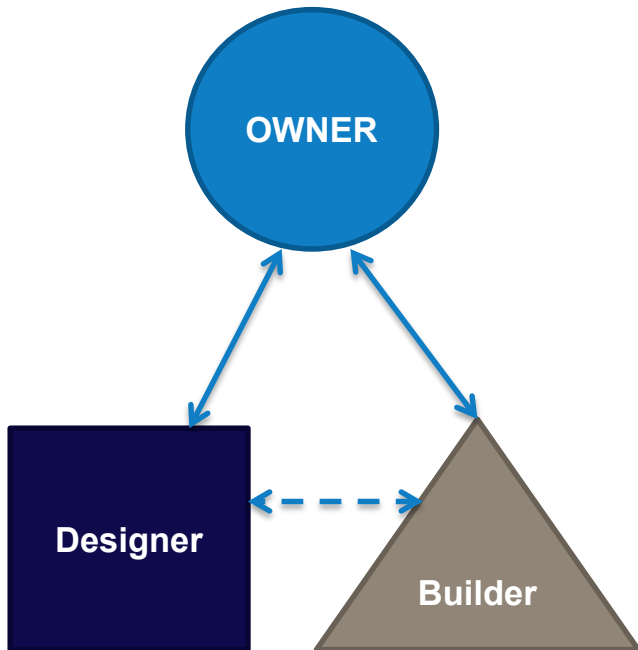
UCOP Design & Construction, Capital Projects  
March 2021

# Agenda

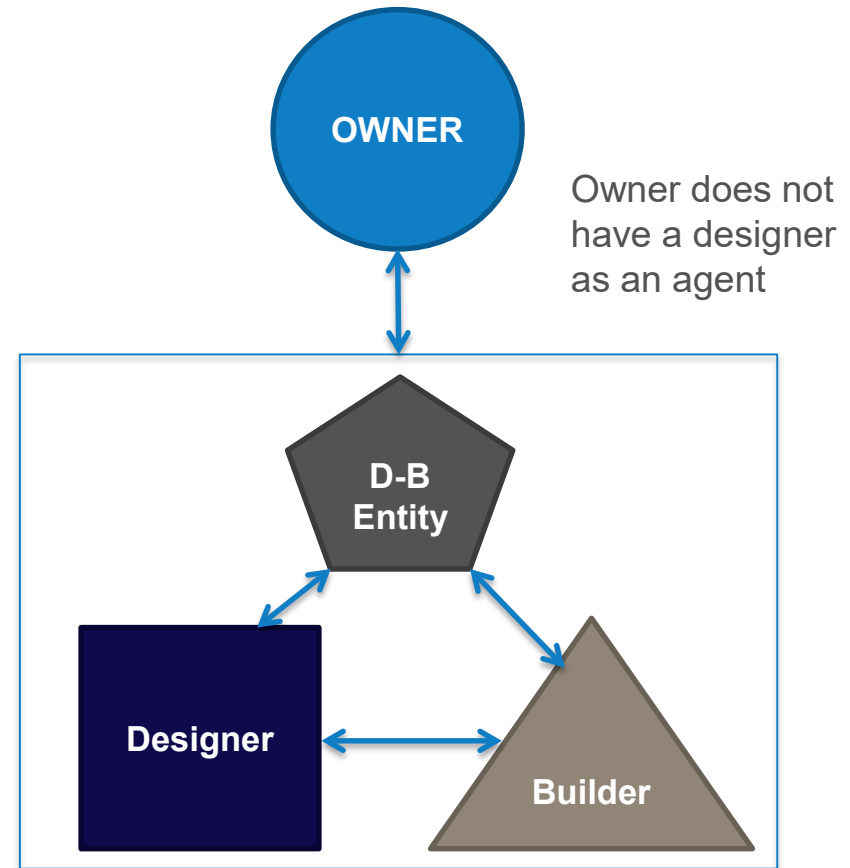
1. Design Build Overview
2. Owner Pros & Cons
3. Brief Design Build & When to use it
4. Process
5. Procurement
6. Documents for Brief Design Build
7. Energy Savings Brief Design Build Agreement

# Design Build Contract Structure

## Design Bid Build



## Design Build



# Design Build Pros & Cons

## Pros

- Team includes the Architect
- Design Builder owns Design/Construction Gaps
- Selection is Combination of bid Price and Qualifications
- Reduced Cost Risk (Theoretically, if no scope changes)
- Cost Estimate & Constructability Reviews during Design
- Improved Quality Control from integration of above

## Cons

- Potential less control of design; Risk of Quality loss
- Need a well defined scope early: project goals and vision, physical program, and quality levels.
- Slower front end: pre-design, schematic design
- Owner scope changes come at a premium (when Design Builder comes on board Owner loses control)

# Brief Design Build Agreement

## When to use

- Contract amount does not exceed \$5M
- Less need for input on design team procurement.
- Desire to streamline process for smaller projects.
  - Single phase contract, no separation between Design and Construction phases
  - No need for Level II Prequalification interview
  - Option for a RFP presentation for only prequalified proposers

# Bid, Award and Go!

## Process:

- Single Phase!
- Removes “Gate Impediment”
- University approves Design & Cost prior to allowing CDs

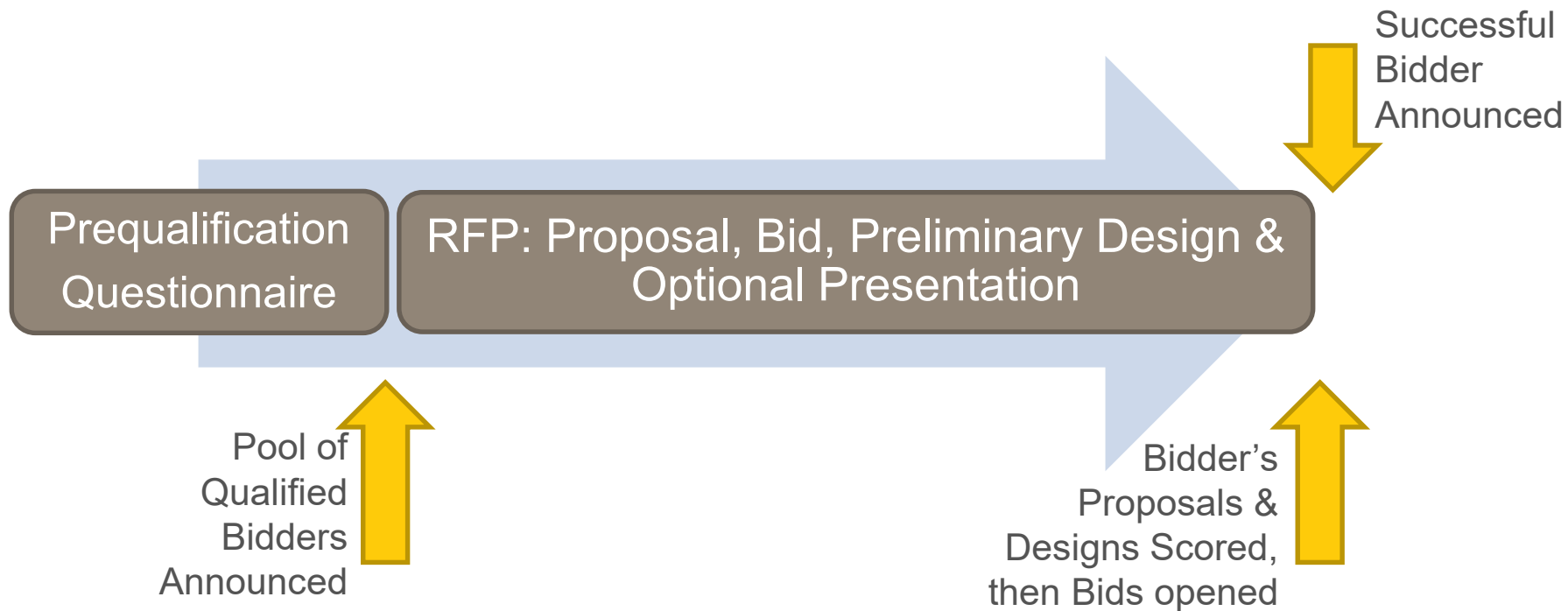
## Types of Projects:

- TIs
- Infrastructure
- Small buildings or Additions
- Civil projects

# Brief Design Build Agreement

## Procurement Steps

- Step 1: Prequalification Questionnaire
  - After this step the prequalified bidders are announced
- Step 2: Request for Proposal and Presentation/Interview
  - Design Work is required, but a lesser product



# Brief Design Build Procurement

## Prequalification

- Financial data, License, Experience, ENR, Safety
- Assures Pool of bidders qualified for the individual project
- Ask the appropriate questions tailored to the individual project
- After this step the prequalified bidders are announced

## Request for Proposal & Preliminary Design

- Proposal shows the team is qualified for the specific project
- Preliminary Design
- Stipend for the preliminary design is optional
  - If offered, it allows University to use all teams' work



# Request For Proposal

RFP Submittal and  
Optional  
Presentation

Financial Bid  
(separate from  
Qualitative data)

Preliminary Design  
Submittal

University provides  
information to  
bidders

# New Contract Documents

## Contract Documents

- Advertisement for Prequalification
- Prequalification Questionnaire, Evaluation & Announcement
- Request for Proposals, Requirements, Evaluation
- Price Proposal Form
- Agreement
- General Conditions
- Supplementary Conditions

## New Exhibits

- Change Order
- Cost Proposal

<https://www.ucop.edu/construction-services//facilities-manual/contract-templates-construction/brief-design-build.html>

# Energy Savings Design Build Agreement

## Energy Savings Projects

- Brief Design Build Agreement for use with projects whose objective is to save energy.
- Contract amount is less than \$5M

## Additions

- Operational Commissioning Requirements
- Designed to be used with Performance Specifications (a template is provided)



Questions?